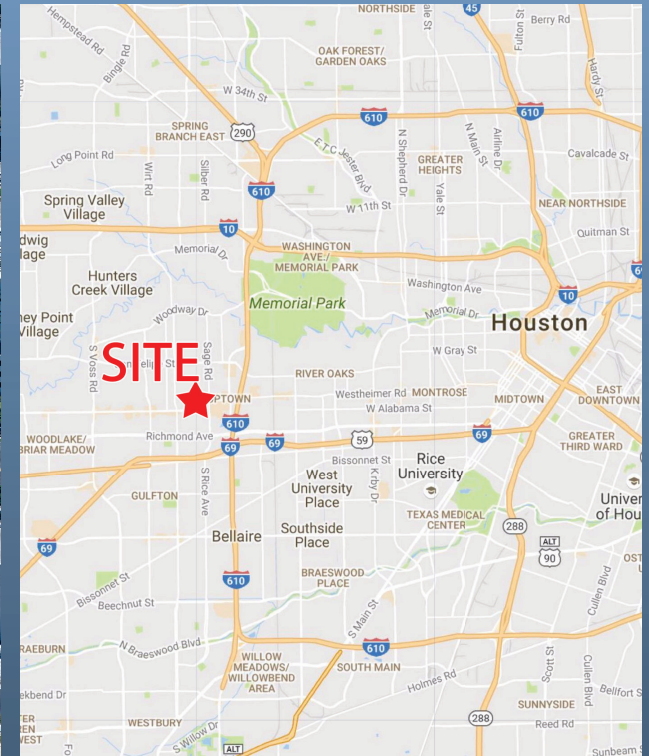


Ground Lease or Possible Build to Suit Opportunity

Westheimer Court - 5380 Westheimer Rd, Houston, TX 77056



PROPERTY DATA

- Up to 0.7894 acre pad site available
- Irreplicable location close to The Houston Galleria and Houston Uptown
- Two traffic lights at site provide good access to traffic from all directions
- Surrounded by high income homes, dense office developments, hotels and multi-family
- Good parking, excellent visibility to Westheimer Rd.

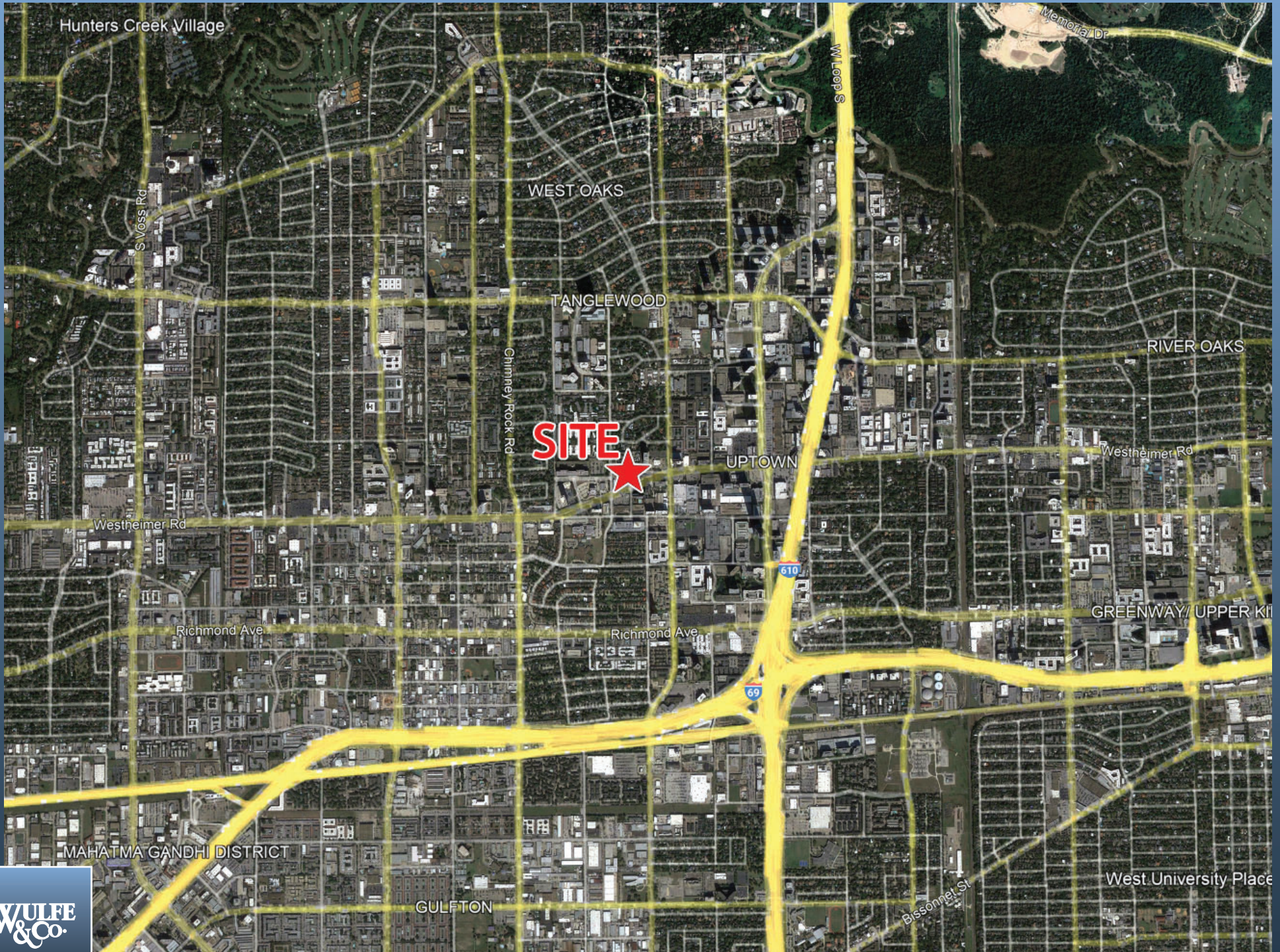
2024 DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	28,381	209,652	535,930
Avg HH Income	\$159,745	\$165,320	\$169,882
Daytime Pop	97,261	329,078	652,266
Traffic Counts			
Westheimer Rd	64,238 cars per day		
Sage Rd	19,529 cars per day		

CONTACT

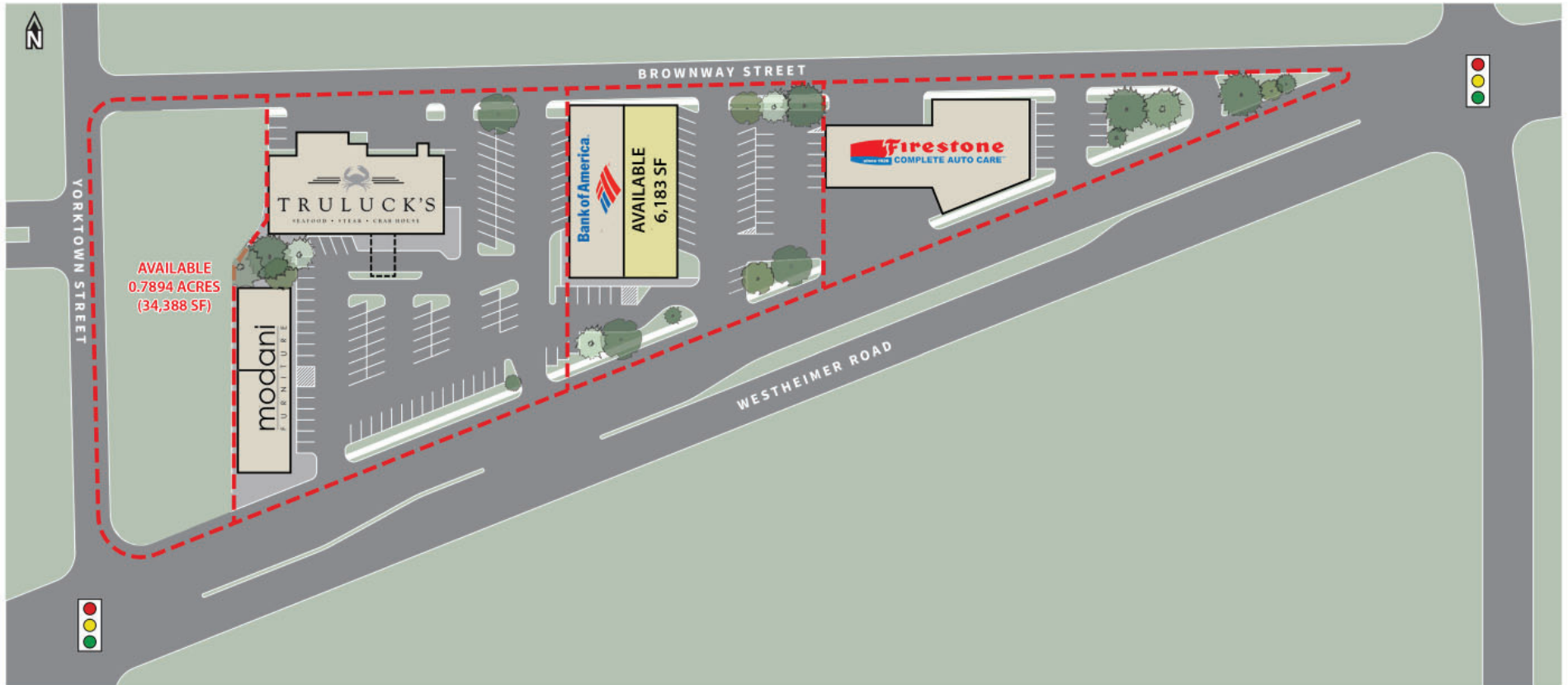
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SITE PLAN



WESTHEIMER COURT

Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.7402/-95.47

5350 Westheimer Rd	1 mi	3 mi	5 mi
Houston, TX 77056	radius	radius	radius
Population			
2024 Estimated Population	28,381	209,652	535,930
2029 Projected Population	29,132	217,359	563,862
2020 Census Population	25,262	199,756	502,952
2010 Census Population	20,603	180,315	457,409
Projected Annual Growth 2024 to 2029	0.5%	0.7%	1.0%
Historical Annual Growth 2010 to 2024	2.7%	1.2%	1.2%
2024 Median Age	38.3	37.0	36.8
Households			
2024 Estimated Households	16,024	98,913	244,235
2029 Projected Households	16,461	103,090	258,864
2020 Census Households	14,951	94,766	231,862
2010 Census Households	11,813	82,257	203,064
Projected Annual Growth 2024 to 2029	0.5%	0.8%	1.2%
Historical Annual Growth 2010 to 2024	2.5%	1.4%	1.4%
Race and Ethnicity			
2024 Estimated White	53.0%	46.8%	48.6%
2024 Estimated Black or African American	13.0%	13.2%	12.2%
2024 Estimated Asian or Pacific Islander	15.4%	11.8%	12.0%
2024 Estimated American Indian or Native Alaskan	0.4%	1.0%	0.9%
2024 Estimated Other Races	18.3%	27.2%	26.4%
2024 Estimated Hispanic	24.0%	35.1%	34.3%
Income			
2024 Estimated Average Household Income	\$159,745	\$165,320	\$169,882
2024 Estimated Median Household Income	\$95,408	\$92,289	\$100,603
2024 Estimated Per Capita Income	\$90,200	\$78,052	\$77,515
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	2.0%	11.6%	10.3%
2024 Estimated Some High School (Grade Level 9 to 11)	2.0%	3.5%	3.5%
2024 Estimated High School Graduate	8.5%	13.4%	13.4%
2024 Estimated Some College	13.7%	13.0%	12.6%
2024 Estimated Associates Degree Only	6.7%	4.8%	4.9%
2024 Estimated Bachelors Degree Only	37.1%	29.1%	29.3%
2024 Estimated Graduate Degree	30.0%	24.7%	25.9%
Business			
2024 Estimated Total Businesses	7,443	31,030	59,651
2024 Estimated Total Employees	91,196	280,267	526,352
2024 Estimated Employee Population per Business	12.3	9.0	8.8
2024 Estimated Residential Population per Business	3.8	6.8	9.0

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This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date